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Photograph of Civic Center Plaza on opening day of 1915 Expo. (courtesy of San Francisco Public Library)

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II—Nationally Acclaimed Beaux-Arts Masterpiece

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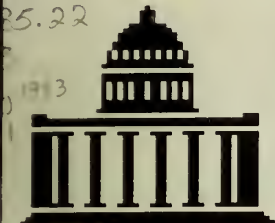
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We are committed to preserving our histori-
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Architect Arthur Brown drew on the beaux-arts tradition
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S A N F R A N C I S C O

CIVIC CENTER NEWS

May 1993
ISSUE 1

EARTHQUAKE SAFETY PROGRAM

San Francisco Civic Center is one of the most fully realized manifestations of the City Beautiful movement, which influenced American architecture and city planning in the 19th & 20th centuries.



Photograph of Civic Center Plaza on opening day of 1915 Expo. (courtesy of San Francisco Public Library)

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City Hall—Nationally Acclaimed Beaux-Arts Masterpiece

The City of San Francisco, as part of its Earthquake Safety Program, is evaluating and improving the seismic adequacy of its buildings. At present, the major buildings under investigation are primarily in the Civic Center area. These structures are not only significant to the citizens of this city but also are of national importance. All of these buildings are listed in the National Register of Historic Places for their cultural, historical and architectural merits. In addition, City Hall has been featured in *America's City Halls*, a book that credits the San Francisco City Hall as "the focal point of the best architectural ensemble in America."

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Earthquake Safety

Overview

In 1988 the Department of Public Works began a comprehensive Earthquake Safety Program to evaluate and correct the seismic adequacy of city-owned buildings. Over 500 general fund buildings, owned by the City, were built from the early 1900 to the late 1960s. Thus, these structures need to be analyzed to ascertain whether or not life-safety issues exist due to seismic deficiencies. If so, the buildings will be proposed for repair.

The Earthquake Safety Program is being implemented as San Francisco voters approve bond issues. Phase I (\$59.7 million) was approved in November 1989. Your tax dollars for this phase have been applied to mitigate seismic deficiencies in fire stations, museums, and other city-owned buildings. Using the funds from the \$332.4 million bond program, approved by voters in June 1990, the second phase of work has begun. The prominent structures slated for work at this time are City Hall, Civic Auditorium, Department of Public Health, War Memorial Opera House, War Memorial Veterans Building and the existing Main Library. We expect construction of Phase 2 to be completed by the year 2000. Subsequent phases for other general fund buildings are being formulated and will be presented to San Francisco voters for their approval in future elections.

The Bureau of Architecture has hired program consultants—Don Todd Associates, Turner Construction Company, and Carey & Company Architects—as well as various engineering firms to assist with this program. Buildings are being studied to investigate the scope of repair; analyze the best method for seismic upgrade; determine the best engineering design alternative to bring each building up to code; and review preservation of historic features, life-safety issues and cost effectiveness.

PROJECT SUMMARY

City Hall—Forell/Elsesser Structural Engineers has completed the engineering study and design is underway.

Department of Public Health—The engineering study by T.Y. Lin/Faye Bernstein has begun. Forell/Elsesser Structural Engineers will provide the peer review.

Civic Auditorium—The engineering study by URS/GKO has been completed and design is underway. A peer review by Forell/Elsesser Structural Engineers is in progress.

Opera House—The engineering study for seismic upgrade by EQE & Structus Engineering is underway. Carey & Company Architects is preparing the Historic Structure Report.

Veterans Building—The engineering contract is being negotiated with Rutherford & Chekene and Structural Design Engineers.

Spreckels Temple of Music—The construction contract was awarded to Nibbi-Lowe. Construction started in March; the project will be completed in 1994.

New Main Library—Bids were received in November 1992. The construction contract was awarded to Huber, Hunt & Nichols and construction started in March 1993.

—Mark Dorian
Program Manager

The ornamented walls, arches and Corinthian columns are representative of the French Renaissance, which inspired sculptor Henri Crenier.



CITY HALL

The structural study, conducted by Forell/Elsesser in 1991, revealed that the building repair must embody strengthening in order to be repairable after a major earthquake. Base isolation of the building was deemed the best method of providing seismic protection to the building's structural system, including its historic embellishments, and most importantly, increasing safety to its occupants. This scheme has the least destructive impact on the historic fabric of the building. Also, base isolation is the most cost-effective repair alternative because it does not involve demolition and rebuilding of a substantial portion of the exterior and interior of the building. The significant exterior and interior architectural features will be maintained.

Construction of Phase 1, the basement to the underside of the second floor, will begin in January 1995.

—Tom Thornton
Project Manager

MAIN LIBRARY

In November 1988 San Francisco voters approved a bond issue to construct a new library on Marshall Square. The new library integrates a classic beaux arts style on two sides to complement the other buildings in the Civic Center complex. A contemporary facade on the other two elevations meets the "city of commerce" on Market and Hyde streets. A two-story glass reading room projects through the roof and into the atrium. The design focuses on two major spaces—a five-story open atrium topped with a skylight and an open stairway, connecting the floors of the building. The structure contains six stories above ground and one level below ground, and provides seating for 2000 users.

Construction cost is estimated to be \$98 million, including bond funds and private contributions for interior furnishings, fixtures and equipment.

This 375,000 square-foot building is scheduled to open in early 1996. Construction management will be provided by personnel from the Department of Public Works, with assistance from O'Brien Kreitzberg.

—Russ Abel
James Cheng
Project Managers

SPRECKELS TEMPLE OF MUSIC

For nearly a 100 years Spreckels Temple of Music has graced the music concourse in Golden Gate Park. The structure was damaged both in the 1906 and 1989 earthquakes.

After the Loma Prieta earthquake the City hired Structural Design Engineers to assess the extent of the damage and to recommend repairs without altering the historically significant bandshell, colonnade, parapets and balustrades. Since the original design documents were not available drawings had to be recon-

structed by using photographs of the building and conducting a detailed survey.

The engineering study results indicated that the building needed to be seismically upgraded by temporarily disassembling the colonnade in the process. The engineering solution that was selected consists of realigning, reinforcing and pinning the columns to the foundation, then adding a concrete slab across the top of the colonnade through the bandshell to create a single structural system.

—Jorge Alfaro
Project Manager

Director's Column



John Cribbs

Director of Public Works

The Department of Public Works and the Bureaus of Architecture and Engineering are pleased to apprise you of the status of our June 1990 Earthquake Safety Bond Program and to advise you of activities as we proceed with design and construction in the Civic Center area.

We realize the magnitude of this construction program and understand the importance of keeping the business community and the general public informed of our activities.

Our goal is to maintain open communication with everyone associated with this construction program as well as with those potentially affected by these activities. Toward this end, the Bureau of Architecture has developed a comprehensive Public Information and Outreach Plan. This newsletter is one of the ways we will announce upcoming events and activities, provide technical information, and share our construction progress and accomplishments. In future issues of this newsletter Robert T. Cockburn, City Engineer, Norman Karasick, City Architect, Mark Primeau, Assistant City Architect and other key individuals will give their perspectives on the Earthquake Safety Program.

We are presently preparing a traffic engineering plan in order to ease the flow of traffic in the Civic Center area during construction.

Everyone in the Department is proud to be associated with the enhancement of our nationally and architecturally acclaimed city buildings. This is an exciting time for each of us to contribute to the ongoing City Beautiful Movement which began in late 19th Century.



Spreckels Temple of Music was built for the mid-winter fair of 1894. It will be seismically upgraded and restored to its original splendor in time for the centennial celebration in the summer of 1994.

Photo date: 1915



This view faces Hyde Street. The architects for the main library are James Ingo Freed of Pei Cobb Freed and Partners (NY) and Cathy Simon of Simon Martin-Vegue Winkelstein & Moris (San Francisco).

HRC NOTES

Recently, the Bureau of Architecture selected firms for As-Needed Architectural and Engineering Services. Of the firms selected 80% are certified M/WBEs.

In his letter of commendation to the Bureau of Architecture, citing the efforts of Mark Primeau and Jim Buker, HRC Director Edwin Lee said, "This kind of leadership and creative thinking which you have displayed in this process is extremely positive, in that the City will have the opportunity to benefit from small and moderately sized M/WBE firms participation on City projects."

S A N F R A N C I S C O

CIVIC CENTER NEWS

Calendar—1993

- Mar 5 Workshop: How to Meet City Requirements Under MBE/WBE Ordinance III, Auditorium, New State Building
505 Van Ness Avenue
8:30-10:30 a.m.
- Mar 15 Main Library "Notice to Proceed" for Construction
- Apr 16 New Courts Building
A&E RFQ Preproposal Conference
30 Van Ness Avenue, Suite 4100
- Apr 19 New Courts Building
Construction Management
RFQ Preproposal Conference
30 Van Ness Avenue, Suite 4100

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